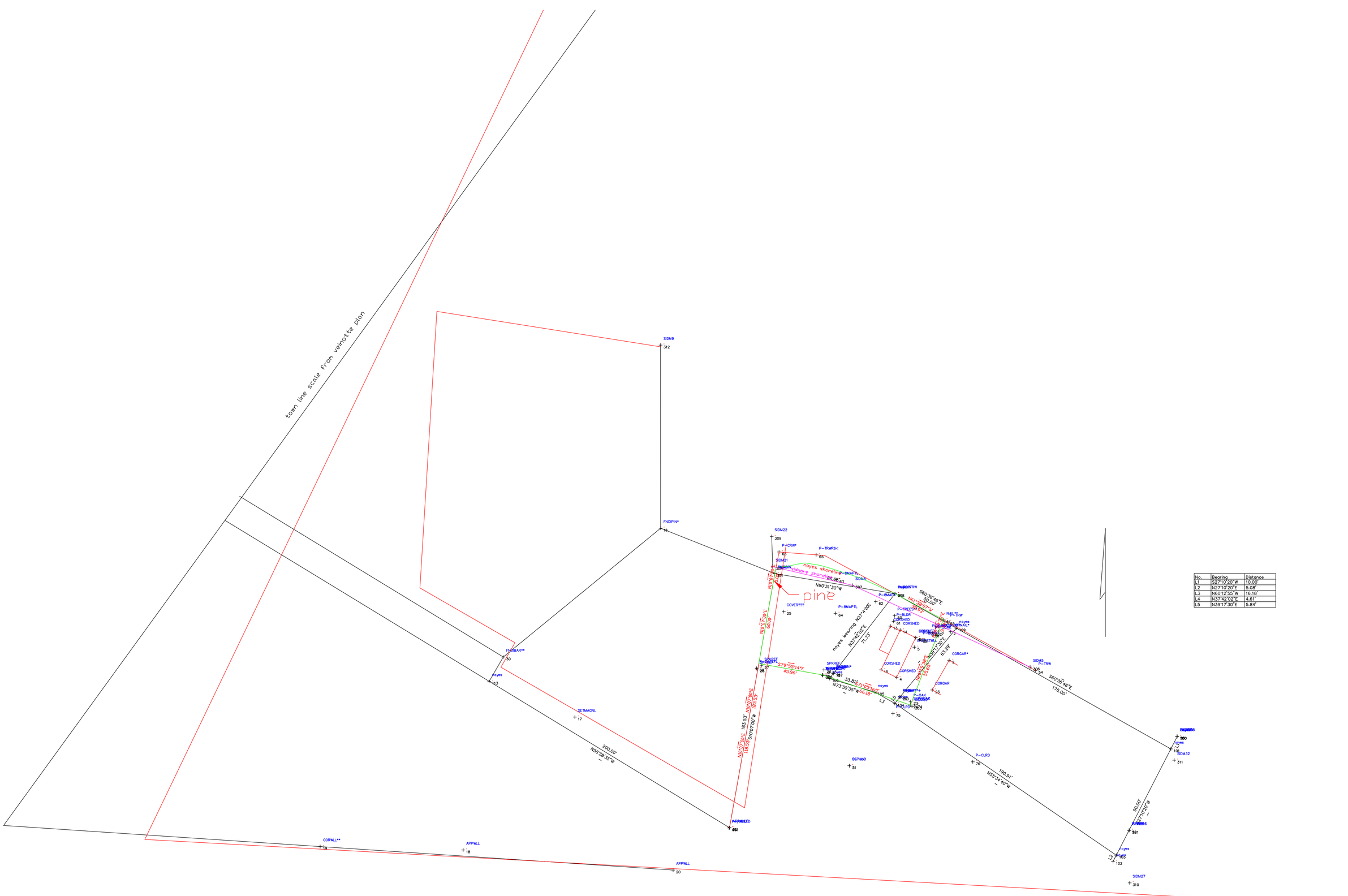

No.	Bearing	Distance
L1	S27°10'20"W	10.00'
L2	N27°10'20"E	5.08'
L3	N60°12'55"W	16.18'
L4	N37°42'02"E	4.61'
L5	N39°17'30"E	5.84'

lord
385-272

probate 8705
mccrillis

D10953

d20731

D11190

Command= 210-
Point#, Start#-End# or G#= 1-1142

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------11-03-2023-----			11:24:37----------			D:\BENCH FILES\BMHOME	
			FNDIPIN	1	5115.7790	4713.9079	
			SETNAIL*	2	5074.4584	4838.7891	
			SETHUB	3	4979.1619	4766.9020	
			CORSHED	4	5041.9331	4800.4592	SS
			ENDRETWL	5	5063.4340	4813.1051	SS
			CORSHED	6	5070.2913	4814.0678	SS
			SETSPK**	7	5074.2493	4830.2817	SS
			FNDIPIN	8	5101.4509	4799.2792	SS
			CORGAR*	9	5054.0800	4837.8494	SS
			FNDIPIN	10	5000.0587	4999.8560	SS
			NAIL**	11	5082.8315	4833.8921	SS
			FNDIPIN*	12	5044.8709	4755.4679	SS
			CORSHED	13	5078.3716	4796.1283	SS
			CORSHED	14	5075.6438	4803.0163	SS
			CORSHED	15	5047.2984	4789.3800	SS
			FNDIPIN*	16	5148.0140	4632.7126	SS
			SETMAGNL	17	5013.7447	4571.7525	SS
			APPWLL	18	4919.2541	4492.3316	SS
			CORWLL**	19	4921.6848	4390.6771	SS
			APPWLL	20	4904.9593	4641.5709	SS
			APPAXLE	21	4935.1641	4681.7692	SS
			APPIPIN	22	4933.3333	4965.7595	SS
			CORGAR	23	5033.0247	4825.8089	SS
			SETIPOAK	24	5022.2965	4810.3450	SS
			COVER???	25	5088.8144	4720.2349	SS
			SPKREF	26	5047.3259	4748.7869	SS
			SPKREF	27	5050.2785	4704.3830	SS
			SPKREF	28	5047.9472	4701.2172	SS
			FNDDH**+	29	5028.0428	4802.8396	SS
			FNDIBAR*	30	5056.4370	4520.8313	SS
			SETDHRCK	31	5043.7460	4747.7393	INT
			pine	32	5110.8568	4713.0296	TRA
			calcor	33	5051.7896	4702.4904	TRA
			calcor	34	5082.9816	4833.6326	TRA
			<wll	35	5128.6548	4749.2596	TRA
			CALCOR	36	5018.0194	4808.7037	INT
			CALCOR	37	4993.1823	4799.1726	INT
			CALCOR	38	5017.1671	4808.3767	INT
			P-hub	51	4979.1842	4766.8819	

JOB #12 371DAY [1142]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
11-03-2023			11:24:37		D:\BENCH FILES\BMHOME		
			P-RBF	52	4933.2963	4965.7319	TRA
			P-RBF	53	5000.1464	4999.9093	SS
			P-TRW	54	5046.9106	4899.2388	SS
			P-TRW	55	5081.4872	4836.4070	SS
			P-15OAK	56	5072.8188	4825.5524	SS
			P-8MAP	57	5073.9298	4823.5236	SS
			P-BLDRA	58	5068.8093	4817.0744	SS
			P-RBFTRW	59	5101.4999	4799.2657	SS
			P-TREES*	60	5085.8025	4798.9901	SS
			P-BLDR	61	5081.8400	4798.3432	SS
			P-8MAP1	62	5095.9009	4785.6727	SS
			P-8MAPTL	63	5111.3886	4757.7661	SS
			P-8MAPTL	64	5087.4908	4757.0491	SS
			P-TRWR6<	65	5129.1130	4743.2771	SS
			P-CRW*	66	5131.1293	4716.9494	SS
			P-RBF	67	5115.7790	4713.9079	SS
			P-GATEFL	68	5048.5065	4700.9728	SS
			P-AXLEFD	69	4934.9213	4681.4141	SS
			P-HPBLDR	70	5043.6770	4748.0992	SS
			P-RBF	71	5044.8653	4755.4499	SS
			P-DHF	72	5028.0501	4802.8067	SS
			P-OAK	73	5024.6540	4810.3993	SS
			P-OAK	74	5022.4345	4813.3683	SS
			P-CLRD	75	5016.2926	4797.9109	SS
			P-CLRD	76	4981.9657	4854.6475	SS
			noyes	100	5000.0000	5000.0000	
			noyes	101	4991.1036	4995.4333	TRA
			noyes	102	4911.0362	4954.3333	TRA
			noyes	103	4915.5556	4956.6532	TRA
			noyes	104	5023.4745	4799.1726	TRA
			noyes	105	5031.5118	4785.1300	TRA
			noyes	106	5041.1117	4752.7011	TRA
			noyes	107	5044.7592	4755.5203	TRA
			noyes	108	5101.5133	4799.3856	INT
			noyes	109	5076.9778	4842.9518	TRA
			noyes	110	5027.9943	4802.8709	TRA
			noyes	111	5115.7790	4713.9079	TRA
			noyes	112	4935.1025	4681.6703	TRA
			noyes	113	5039.1761	4510.8819	TRA
			noyes	114	5056.2550	4521.2892	TRA
			noyes	115	4933.2772	4965.7500	TRA
			SIDM205	300	5000.0587	4999.8560	
			SIDM213	301	4933.1867	4965.8987	
			SIDM86	302	5073.9453	4825.7309	
			SIDM89	303	5021.4106	4811.3903	
			SIDM7	304	5070.0853	4814.1092	
			SIDM15	305	5043.2869	4747.9147	
			SIDM5	306	5049.2791	4895.3752	
			SIDM8	307	5107.5108	4769.0872	
			SIDM21	308	5120.6448	4712.4347	
			SIDM22	309	5142.2040	4711.6440	
			SIDM27	310	4895.8807	4966.1888	
			SIDM32	311	4983.0943	4997.8399	
			SIDM9	312	5278.2197	4632.6521	
			SIDM17	313	5056.4342	4520.8514	
			SIDM16	314	4934.3356	4680.9960	
			SIDM205	400	9919.1923	10182.9922	
			SIDM213	401	9852.3559	10148.9649	

JOB #12 371DAY [1142]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
11-03-2023			11:24:37			D:\BENCH FILES\BMHOME	
			SIDM86	402	9993.2612	10008.9446	
			SIDM89	403	9940.7415	9994.5490	
			SIDM7	404	9989.4134	9997.3188	
			SIDM15	405	9962.6843	9931.0963	
			SIDM5	406	9968.5221	10078.5630	
			SIDM8	407	10026.8860	9952.3361	
			SIDM21	408	10040.0793	9895.6974	
			SIDM22	409	10061.6393	9894.9292	
			SIDM27	410	9815.0496	10149.2159	
			SIDM32	411	9902.2300	10180.9584	
			SIDM9	412	10197.7377	9816.0798	
			SIDM17	413	9976.0694	9704.0469	
			SIDM16	414	9853.8031	9864.0636	

Point#, Start#-End# or G#= 4-

LAW OFFICE OF
JOSEPH E. MITCHELL, P.C.
POST OFFICE BOX 446
MERRIMACK, NEW HAMPSHIRE 03054-0446

TELEPHONE: (603)424-7370
FAX: (603) 424-8054
E-Mail: MitchellLawOffice@att.net

MEMBER OF NEW HAMPSHIRE
AND MASSACHUSETTS BARS

COPY

January 6, 2004

Carl Day
122 Old Carriage Road
Ponce Inlet, FL 32127

Re: Status of Survey

Dear Carl:

I talked with the surveyor on December 30 about the status of your survey. She initiated the telephone call and I'm sending her a copy of this letter because I do not believe that its contents are privileged. It will also give her an opportunity to ensure that I am telling you the true status of her work.

She has done a large amount of work on the origins of the title to the Yeaton property. This is necessary to determine the origin of the Yeatons' ownership in order to contrast this with the origin of your ownership to the disputed parcel, which is described in the deed which you received from Daniel Hargen in March 1986. This work now needs to be contrasted with the location of the parcel that you received from Hargen. She is going to send me a bill for her work to date, which I will pay, and then send to you for reimbursement.

The remaining work entails determining the exact location of the corners in the Hargen deed. Since she needs to examine the ground without snow, she will need to wait until the ground is bare before she can determine the proper corners. Although she knows about your photographs of the red oak tree and the large rock, and although she has taken at least one view of the property, she needs to re-examine the ground in view of her findings on the Yeaton chain of title and the boundaries called in the Hargen deed.

In conclusion, she is going to send us a bill for the work done on the Yeaton property, which was done at two different Registries of Deeds. As soon as the ground conditions allow, she will complete the records search on the Hargen deed at the Registry for Rockingham County and re-visit the premises to determine the boundary locations. Depending upon snow conditions, the last part of this work may not occur until March or April 2004.

Thank you for your patience. The surveyor understands that we want to keep this issue moving forward.

Very truly yours,

Joseph E. Mitchell, Esquire

0106041

LAW OFFICE OF
JOSEPH E. MITCHELL, P.C.
POST OFFICE BOX 446
MERRIMACK, NEW HAMPSHIRE 03054-0446

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MEMBER OF NEW HAMPSHIRE
AND MASSACHUSETTS BARS

April 19, 2004

Anne W. Bialobrzeski
Stockton Services
P.O. Box 1306
Hampton, NH 03843-1306

Re: Carl Day

Dear Tockey:

Now that the better weather is arriving, I need to ask you to provide further services to Mr. Day. When we last talked, you had done extensive work on the title to the Yeaton property. The remaining work for Mr. Day concerns that location of the Hargen property.

As you recall, Carl and Dorice day were the owners of two pieces of property on Northwood Lake. The larger parcel was by deed of Walter and Elin Johansson which was recorded at Book 1866, Page 542. The smaller parcel was received from deed of Daniel M. Hargen recorded at Book 1902, Page 441. It is the Hargen property which we are trying to locate. I'm sending another copy of this deed although I believe that you may have another copy from earlier correspondence.

Mr. Day believes that the Hargen lot is approximately 50 to 70 feet west of the Johansson property. He believes that he owns the land in between by adverse possession because he has a shed located on it.

Please be kind enough to inform me of the approximate time when this work can be done. I believe that we delayed this portion of the work because of the early snow that we received in December 2003.

Please give me a call if you have any questions.

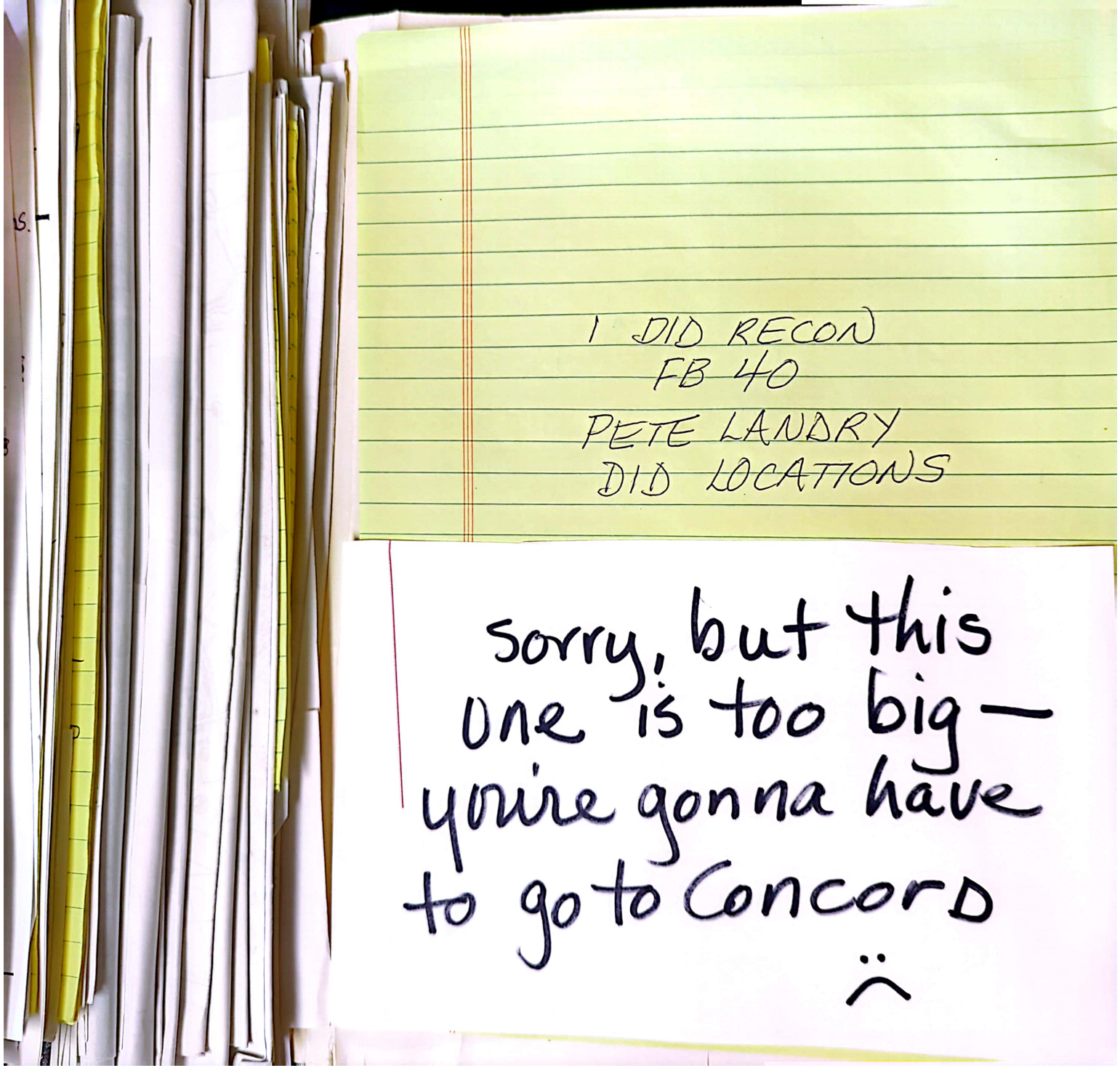
Very truly yours,

Joseph E. Mitchell, Esquire

Enclosures

cc: Carl Day

0419021


I DID RECON
FB 40
PETE LANDRY
DID LOCATIONS
sorry, but this one is too big— you're gonna have to go to Concord
☹

NORTHWOOD LAKE

PER MARK STEVENS, MH WATER RESOURCES LAND AGENT, LIMIT OF STATE/PUBLIC OWNERSHIP IS THE NATURAL MEAN HIGH WATER MARK. STATE HAS FLOWAGE RIGHTS (RCRD 1462-038) TO THE IMPOUNDED WATER MARK. NO DETERMINATION OF LIMIT OF PRIVATE OWNERSHIP HAS BEEN MADE. LAND INCLUDED IN THIS SURVEY IS SUBJECT TO ANY PUBLIC RIGHTS WHICH MAY EXIST AS WELL AS PRIVATE RIGHTS AS DESCRIBED IN RCRD 385-272.

NOYES PLAN

WOOD

WOOD RETAINING WALL
32'±

JUNE 2004

57'±

11'±

APPROX SHORELINE AS SHOWN ON NOYES PLAN

(DEED: 50')

4.5'

5.00'

FOUND
IRON PIN
NHLLS#84
D. NOYES

24" PINE

S80°31'30"E
86.66' (TIE)

FOUND
IRON PIN
NHLLS#84
D. NOYES

APPROX SHORELINE AS SHOWN ON SIDMORE PLAN

S48°34'24"E
41.21' (TIE)

39'±

8.5'±

SET 12" SPIKE
IN STUMP

TOTAL LAND AREA SHOWN:

9,000 SF±

7,767 SF± WITHIN TIE LINES

DEEDED LAND OF CARL L. DAY:
RCRD 1902-0441
TAX MAP 201 LOT 13

ADDITIONAL REFERENCES:
RCRD 912-018
RCRD 877-250
RCRD 798-465

N/F WALTER H. & JANET GAIL READ
RCRD 3407-0700
TAX MAP 201 LOT 9
SEE RCRD PLAN 2203-0329
SEE MCRD PLAN #3263

ADDITIONAL REFERENCES:
RCRD 2400-0795
RCRD 2003-0185
RCRD 1964-0414
RCRD 877-147
RCRD 798-465
MCRD 521-175
MCRD 557-552
SEE NOTE 1

NO ABUTTER CALL
RCRD 1964-0414
ABUTTER CALL FOR DAY
RCRD 2003-0185
RCRD 2400-0795
RCRD 3407-0700

N10°07'00"E
65.00'
60.00'

NOTE:1
TITLE TO ALL OR PART OF LAND SHOWN MAY BE SUBECT TO A PRIOR CONVEYANCE. REFERENCE RCRD 385-272, OCT 29, 1859 GRANTEE: AUGUSTUS LORD.

BOUNDARY SHOWN ON NOYES PLAN

EXISTING SHED

55.65'

60.23'

S20°59'39"W

EXISTING GARAGE

N/F KATHY A. BENNETT
& DONNA K. LENCKI
RCRD 3627-2354
TAX MAP 201 LOT 14

ADDITIONAL REFERENCES:
RCRD 1866-0542
RCRD 1476-0158
RCRD 888-228
RCRD 798-465
SEE NOTE 1

(DEED: 50')
45.96'
N79°55'13"W

GATE

S10°07'00"W 118.53' (TIE TO FOUND AXLE)

FOUND
IRON PIN
NHLLS#84
D. NOYES

SET DRILL HOLE
IN LARGE ROCK

39.34'
N71°52'55"W

FOUND
DRILL HOLE
NHLLS#84
D. NOYES

BOUNDARY SHOWN ON NOYES PLAN

27.16'
N60°12'55"W

4.58'

SET IRON PIPE
@ 32" RED OAK

CAMP ROAD

SAND PIT AVENUE EXT.
(PRIVATE R.O.W.-INDETERMINATE WIDTH AND TERMINUS)

N/F ETTA E. YEATON & JOYCE A. YEATON
RCRD 1947-0159
TAX MAP 201 LOT 12
REFERENCE " SURVEY FOR ETTA E. YEATON & JOYCE A.YEATON
BOOK 1947 PAGE 159 ON SHORE OF
NORTHWOOD LAKE, DEERFIELD, NH
TAX MAP 201 LOT 12
SCALE:1"=20', 9/4/2003, REVISED 9/5/2003
DAVID R. NOYES, EPSOM, NH" DWG NO 10207
SEE NOTE 1

ADDITIONAL REFERENCES:
(PARENT TRACT)
RCRD 798-465
RCRD 596-092
RCRD 531-032
RCRD 568-103
MCRD 273-328
RCRD 449-377
RCRD 475-277
RCRD 400-207
RCRD 335-001
RCRD 309-444
RCRD 242-205
RCRD 206-475
RCRP #8705 O.S.
RCRD 130-149
RCRP #4184 O.S.
RCRD 045-054

RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
MCRD MERRIMACK COUNTY REGISTRY OF DEEDS
RCRP ROCKINGHAM COUNTY REGISTRY OF PROBATE

PLAN OF LAND FOR
QUIET TITLE ACTION
ADVERSE POSSESSION CLAIM
BY
CARL L. DAY
IN
DEERFIELD, NH
SCALE: 1"=10' JUNE 30, 2004

PREPARED BY
STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH 03843-1306
603 474-1954

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.